151.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,400 / 941,400
					USE VALUE:	941,400 / 941,400
					ASSESSED:	941,400 / 941,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RENCIC JOSEPH J &
Owner 2:	VIMALANANDA VARSHA GUDIPATI
Owner 3:	
Street 1:	72 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TARDIEUX JEAN LOUIS & MARIA -
Owner 2:	-
Street 1:	72 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,264 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2318 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6264.000	515,900		425,500	941,400
Total Card	0.144	515,900		425,500	941,400
Total Parcel	0.144	515,900		425,500	941,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.13 | /Parcel: 406.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99896
GIS Ref	
GIS Ref	
Insp Date	06/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	516,000	0	6,264.	425,500	941,500	941,500	Year End Roll	12/18/2019
2019	101	FV	381,600	0	6,264.	425,500	807,100	807,100	Year End Roll	1/3/2019
2018	101	FV	393,100	0	6,264.	376,900	770,000	770,000	Year End Roll	12/20/2017
2017	101	FV	393,100	0	6,264.	316,100	709,200	709,200	Year End Roll	1/3/2017
2016	101	FV	393,100	0	6,264.	316,100	709,200	709,200	Year End	1/4/2016
2015	101	FV	371,500	0	6,264.	273,600	645,100	645,100	Year End Roll	12/11/2014
2014	101	FV	371,500	0	6,264.	264,400	635,900	635,900	Year End Roll	12/16/2013
2013	101	FV	371,500	0	6,264.	251,700	623,200	623,200		12/13/2012

!11828!

PRINT

Date	Time
12/11/20	01:57:43

LAST REV

Date	Time
06/29/18	09:30:08
apro	
11828	

USER DEFINED

Prior Id # 1:	99896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARDIEUX JEAN L	59414-252		7/13/2012		729,000	No	No		
RUPING GARY H T	41705-125		12/30/2003		550,000	No	No		LOT SUBDIVD
LAMSON HORATIO	41705-113		12/30/2003	Portion-Asst	750,000	No	No		
	4842-479		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2013	398	Re-Roof	16,500	C				
1/9/2004	17	Add Bath	20,000	O				& Remodl Kit & Bth

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/6/2008	Meas/Inspect	345	PATRIOT
4/8/2004	Permit Visit	BR	B Rossignol
4/8/2004	External Ins	BR	B Rossignol
4/5/2004	MLS	MM	Mary M
4/1/2004	Info Fm Plan	BR	B Rossignol
11/22/1999	Meas/Inspect	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6264		Sq. Ft.	Site		0	70.	0.97	8									425,545						425,500	SUBDIVISION 12-30-

Total AC/HA: 0.14380 | Total SF/SM: 6264 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,545 | Spl Credit | Total: 425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	AF		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02446508
Const Adj.:	0.98990101
Adj $ / SQ:	126.765
Other Features:	96863
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578360
Depreciation:	62463
Depreciated Total:	515897

COMMENTS

HST FAIR BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	

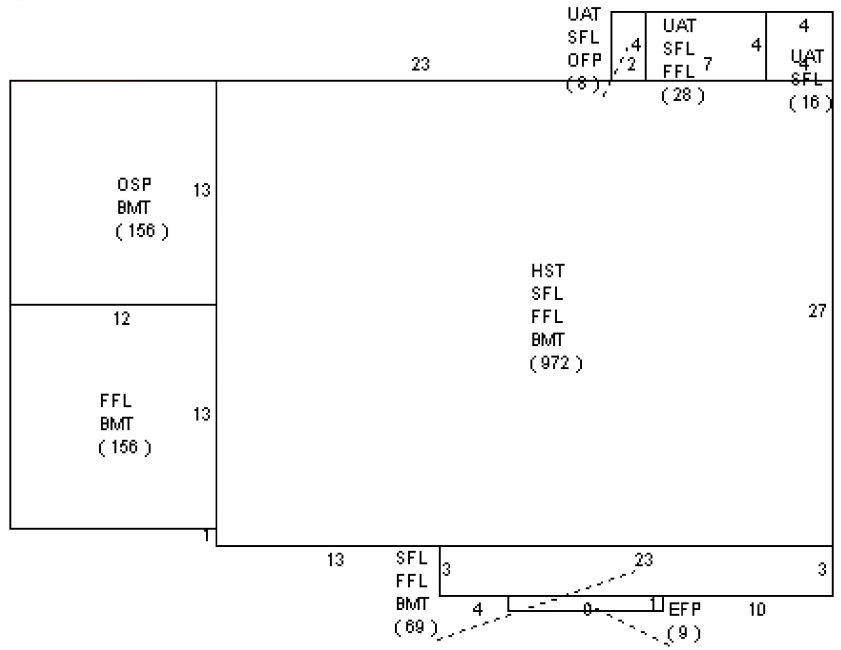
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,353	38.030	51,454
FFL	First Floor	1,225	126.760	155,287
SFL	Second Floor	1,093	126.760	138,554
HST	Half Story	486	60.850	29,572
OSP	Screen Porch	156	29.480	4,599
UAT	Upper Attic	13	50.710	659
EFP	Enclos Porch	9	71.870	647
OFP	Open Porch	8	43.560	348
	Net Sketched Area:	4,343	Total:	381,120
Size Ad	2804	Gross Are	4868	FinArea 2318

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.39
Special Features:	0	Val/Su Net:	118.79
Final Total:	515900	Val/Su SzAd	183.99

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	